

Historic District Review Committee

Staff Report
March 8, 2010

Action Item

CAPP 2010-0003 Kitselman: Demolition of Existing Garden Shed and Construction of New Garden Shed in the Waterford Historic District: MCPI 303-35-9330.

Background

The applicant proposes to demolish a mid-to-late twentieth century garden shed and construct a new garden shed on the subject property, 40090 First Street, in the Waterford Historic and Cultural Conservation District. The existing garden shed is located behind the primary building, a residence, and barely visible from First Street (Photos 1 and 2). The new shed will be located several feet closer to the residence than the existing shed.

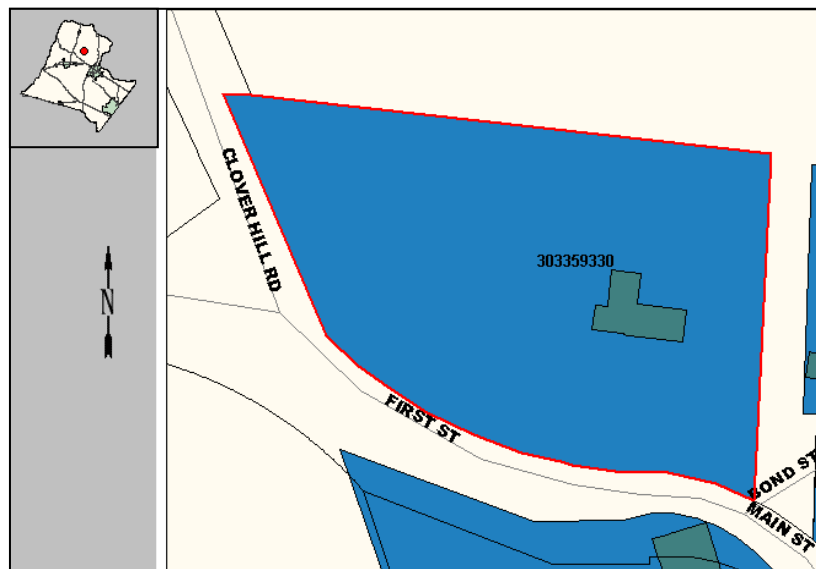


Figure 1: Subject property, 40090 First Street in Waterford.

The subject property, known as Mill End at 40090 First Street, is a 1.6 acre parcel with a circa 1810, Federal-style dwelling (see Photo 1). The house is brick with a standing seam metal roof. It has a two-story, symmetrical, five-bay main block with a lower two-story wing to the west. Located in the intersection of First Street and Clover Hill Road the house stands atop a hill overlooking the village mill in the west end of the Waterford Historic District. Mill End is a contributing resource to the Waterford National Historic Landmark.



Photo 1: Mill End (40090 First Street) in Waterford. The existing and proposed garden sheds are located to the rear of the residence.



Photo 2: Mill End from the intersection of First Street and Clover Hill Road. The existing garden shed is barely visible from the road, even in winter.

According to the Zoning Administration Referral letter dated February 26, 2010, there are no zoning issues associated with this application.

Analysis

The Demolition Criteria (Chapter 10) and Guidelines for Site Elements (Chapter 3) in the Loudoun County Historic District Guidelines: Waterford (Waterford Guidelines) will be used to evaluate this application.

Garden Shed Demolition

The existing garden shed is a one-story, board-and-batten clad frame building. It has a saltbox roof with exposed rafters and an asphalt shingle roof. It is approximately 20 feet long and 6 feet deep. The shed was built in two episodes, with the east half constructed first. The east half has a stone foundation and six-pane single sash windows that appear to be reused and flank a glazed wood door (Photo 3). This section appears to date to the middle of the twentieth century at the earliest. The western half has an opening in the rear and appears to have been constructed in the last 15-20 years (Photo 4).

The applicant states in the Statement of Justification (SOJ) that the existing garden shed is “failing” and has “extensive damage” and, therefore, requires demolition. The applicant also speculates that the garden shed was constructed circa 1970. Staff notes that a very large tree is encroaching on the south elevation of the shed (see Photo 3).



Photo 3: East and south elevations (older section) of existing garden shed.



Photo 4: West and north elevations (newer section) of existing garden shed.

The appropriateness of the proposal to demolish a building in a historic district is evaluated against the Waterford Guideline's Demolition Criteria. Primarily, the significance of the building and its contribution to the district should be considered when determining the appropriateness of demolition. The garden shed was likely constructed within the last half of the twentieth century. This utilitarian building is not unique in the district and did not serve a historic or obsolete purpose on the property, such as a smokehouse or a chicken coop. Therefore, the outbuilding is not a significant structure that contributes to the subject property or the Waterford Historic District and its demolition will not adversely affect the significance of Mill End or the district as a whole. Demolishing the garden shed will also not affect the village streetscape because it is barely visible from public way. Furthermore, the shed would be simple to reconstruct, as its materials are ubiquitous and its utilitarian design uncomplicated. The applicant is proposing to replace the demolished building with a new garden shed, continuing to use the property as before. The applicant states in the SOJ that the building is failing. However, staff notes that materials, including the roof, rafters, and siding could be replaced in order to repair this building. If the building contributed to the Waterford Historic District, such repairs would be expected. However, the building is not significant and its replacement is acceptable. Therefore, the existing garden shed meets the criteria for demolition (Waterford Guidelines: Guidelines for Demolition and Removal – Demolition Criteria a. through f. and h., pg. 144).

Proposed Garden Shed

The applicant proposes to build a new garden shed several feet in front of the footprint of the shed to be demolished. It will be approximately 60' from the rear of the historic residence and in front of and to the east of the large tree. Slightly less than 15' wide and 14' 8" deep, the proposed garden shed will be nearly square with a gable roof. The rear 9' 5" will be under roof and the remainder will serve as a front porch. The shed will be clad with stained, rough-sawn, board-and-batten with the battens on 12" centers and will have a standing seam metal roof. To prevent rotting, it will be built on concrete footers

and elevated 4" above the ground. The use of footers instead of a concrete pad will also protect the roots of the adjacent tree.

The Guidelines for Accessory Structures state that new outbuildings should be subordinate to the main historic building in scale, massing, and siting. They should also be compatible to the style and character, materials, and roof slope of the primary building on the site. Frame outbuildings are acceptable on properties with masonry primary buildings; however, they should be painted to coordinate with this primary building (Waterford Guidelines, Guidelines for Site Elements: Accessory Structures and Breezeways, Guidelines 2, 6, and 7, p. 43).

Scale, Massing, and Siting

The proposed garden shed will be behind the primary building on the site. It is a one-story building with a footprint of approximately 225 square feet, of which 142 square feet will be under roof. The footprint of the two-story, rectangular brick residence is more than 1,000 square feet. This small square building is subordinate to the residence on the site in siting, scale, and massing and meets this guideline.

Style and Character

The roof of the proposed shed will be a gable roof with an 8/12 pitch, exposed rafters, and clad with standing seam metal. The primary residence has a pitch of approximately 10/12. Although different from the residence, the proposed roof pitch is acceptable since it is not visible from the road and it will be on a minor outbuilding. Exposed rafters are common on outbuildings; therefore, this is an appropriate treatment. The primary residence has a standing seam metal roof. Additionally, this material is ubiquitous in the Waterford Historic District as well as Loudoun County. The proposed material meets the Guidelines.

A monitor roof is proposed for the center of the gable roof. It will be 5' wide, 5' 10" deep, and 2' 4" taller than the main roof. The pitch will match the main roof. Fixed, true-divided light, six-pane, wood windows will be in the front and back of the monitor roof. The applicant states that it will provide natural daylight and ventilation, though staff notes that the windows will be fixed. The proposed garden shed is a utilitarian building that is to be in keeping with the style of the primary building on the site. This residence is a simple, but formal Federal-style house. Thus, the proposed garden shed should also have a simple, but formal character. Removing the monitor roof, which does not relate to the style of the primary building, would create a simple, yet formal shed that would more appropriately meet the Guidelines.

A porch measuring approximately 15' x 5' 3" is included beneath the roof of the proposed shed. It will be supported by four 6" x 6" chamfered wood columns with simple capitals and bases. The porch floor will be 3 1/4" x 3/4" tongue-and-groove Cambara, a Latin American hard wood, with a natural oil finish. Two steps with wood treads and risers will wrap around the three sides of the porch, providing access to the proposed shed. These steps also cover the 4" distance from the ground on the main elevation. All

porch elements except for the floor, which is not visible from the public way, will be painted. The porch design elements and materials are typical of historic porches and meet the Guidelines (Waterford Guidelines, Guidelines for New Construction: Front and Rear Porches, Guideline 2, p. 70).

The proposed door is wood with nine lights above two panels. The windows will be wood, four-pane, true-divided light, awing type. Windows will flank the door and will be located in the east and west sides of the proposed shed. The applicant states that if possible, the two windows and the door in the shed to be demolished will be reused and that reused barn sashes will be used for additional windows (Photo 5). The rear elevation will be windowless. The proposed symmetrical fenestration relates to the simple symmetrical style of the residence and meets the Guidelines. The window and door material, wood, also meet the Guidelines (Waterford Guidelines, Guidelines for New Construction: Doors, Windows, and Shutters, Guidelines 6, 7, and 9-11, p. 68-9).

The fascia and trim will be painted wood. The fascia and rake will be 1" x 6" on the main part of the shed and 1" x 4" on the monitor roof. Window and door trim will be 1" x 4". The proposed materials and dimensions for the proposed trim are typical and meet the Guidelines.



Photo 5: Door in existing garden shed proposed for possible reuse in new garden shed.

As stated in the Guidelines, frame outbuildings are appropriate on sites with brick primary buildings. Board-and-batten is a typical siding for outbuildings and meets the Guidelines. However, the garden shed should be painted to coordinate with the primary building on the site. This residence is red brick with white trim and black shutters and a black roof. The applicant's representative notes that the colors depicted on the 3-D model in the application are not a proposed color scheme and that the applicant will make this decision later. Staff recommends that the applicant consider a coordinated color scheme as recommended in the Guidelines.

Findings

1. *The existing garden shed is not significant and does not contribute to the subject property or the Waterford Historic District. Its location is barely visible from the public way. Therefore, demolition of the garden shed will not negatively affect the integrity, character, or streetscape of the District.*
2. *The proposed garden shed will barely be visible from the public way.*
3. *The scale, massing, and siting of the proposed garden shed are subordinate to the primary residence on the site.*
4. *The materials proposed for the garden shed are in keeping with the primary residence and the Waterford Historic District.*
5. *The simple design and symmetrical fenestration of the proposed garden shed is in keeping with the simple, yet formal Federal-style of the primary residence on the site. The proposed monitor roof, however, is out of character with this style and not a traditional design element in the Waterford Historic District. Still, it will not be visible from the public way.*

Recommendation

Staff recommends approval of the application as proposed.

Suggested Motions

1. *I move that the Historic District Review Committee approve Certificate of Appropriateness 2010-0003 for the demolition of an existing garden shed and construction of a new garden shed at 40090 First Street in accordance with the Loudoun County Historic District Guidelines for the Waterford Historic and Cultural Conservation District based on the findings included on page 6 of the staff report dated March 8, 2010.*
2. *I move that the Historic District Review Committee approve Certificate of Appropriateness 2010-0003 for the demolition of an existing garden shed and construction of a new garden shed at 40090 First Street in accordance with the Loudoun County Historic District Guidelines for the Waterford Historic and Cultural Conservation District based on the findings included on page 6 of the staff report dated March 8, 2010....and with the following conditions...*
3. *I move alternate motion...*